

Subject: RE: Monthly Parking Rates

From: Robert Buente </o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=c7b1814176124b59b21d8fda30e507d8-bbuente>

Date: 05/29/2018 04:03 PM

To: 'Ellen Riotto' <ellen@southpark.la>

CC: Marcus Lieber <Marcus.Lieber@armaninoLLP.com>

Ellen:

I suggest the following:

- * Ask Classic where they were sending the invoices;
 - * Ask Classic for copies of all the invoices;
 - * Call Victor Moller at Villa Flores, (323) 854-9749, and see if he can help get you parking, hopefully at a reduced rate, on the Church parking lot, and
 - * When Classic gets difficult remind them that this is a financial burden to a non profit
-
- * And you'll agree to pay them 6 months immediately and call it a day, or
 - * If they balk at that tell them you'll need 18 months to pay off the 24 months they say we owe..and we will not sign a promissory note

Give me a call if you think I can help.

Bob

Robert Buente

President/CEO

1010 Development Corporation

1001 South Hope Street

Los Angeles, CA 90015

213-749-0214 x202

bbuente@1010dev.org

RE: Monthly Parking Rates

From: Ellen Riotto <ellen@southpark.la>
Sent: Monday, May 21, 2018 4:08 PM
To: Robert Buente <bbuente@1010dev.org>
Cc: Marcus Lieber <Marcus.Lieber@armaninoLLP.com>
Subject: Re: Monthly Parking Rates

Thanks for looking into this Marcus. Looping Bob in.

Bob – here's the background:

In the process of securing parking for Lulu, it came to our attention that the operator of the parking garage, Classic Parking, has not been invoicing us for our monthly spaces since Dec 2015 (their invoices have only been for valet tickets that we've validated).

Now Classic wants to back-invoice the entire amount: \$25,300. Are you aware of any deal that was worked out for the trucks being able to park in the garage?

Thanks,

Ellen

From: Marcus Lieber <Marcus.Lieber@armaninoLLP.com <<mailto:Marcus.Lieber@armaninoLLP.com>>
>
Date: Friday, May 18, 2018 at 2:55 PM
To: Ellen Riotto <ellen@southpark.la <<mailto:ellen@southpark.la>> >
Subject: RE: Monthly Parking Rates

Hi Ellen,

A look back at historical payments shows that Classic began invoicing SP on a monthly basis beginning in July of 2016, however the first invoice included the months of April – July of 2016. There's no record of Classic Parking ever billing SP BID (2013-2017), for regular monthly parking fees.

Thanks,

Marcus Lieber
Supervising Senior

Business Management

ArmaninoLLP <<http://http/armaninolllp.com>>
11766 Wilshire Blvd., Ninth Floor | Los Angeles, CA 90025
(310) 478-4148 x5794 main | (310) 703-1227 fax

On May 17, 2018, at 8:52 PM, "<tcollins@classicparking.com>
<<mailto:tcollins@classicparking.com>> " <tcollins@classicparking.com>
<<mailto:tcollins@classicparking.com>> > wrote:

Hi Lulu, it was a pleasure meeting with you today and we appreciate you diving right in to assist in getting South Park's monthly parking up to date.

Per our discussion, the original monthly fee agreed upon by South Park and Classic Parking was \$200 per vehicle and \$250 per overnight truck.

Since our discussion, Classic has decided to lower the monthly parking fees by \$50 per vehicle and \$50 per overnight truck from January 2016 thru May 2018.

We have also decided to make every vehicle (including the 2 overnight trucks) \$200 per month beginning June 2018.

Here is the breakdown for previous/current months:

Monthly Parking Owed From Previous Months

Jan 2016 – Jan 2016	1 Vehicle(s) @ \$150 = \$150
Feb 2016 – Apr 2018	3 Vehicle(s) @ \$150 = \$450 X 27 Months = \$12,150
Feb 2016 – Apr 2018	2 Overnight @ \$200 = \$400 X 27 Months = \$10,800
TOTAL	\$ 23,100

Monthly Parking May 2018

4 Vehicle(s) @ \$150	= \$600
2 Overnight @ \$200	= \$400
TOTAL	\$ 1,000

Monthly Parking June 2018

4 Vehicle(s) @ \$200	= \$800	
2 Overnight @ \$200	= \$400	
TOTAL		\$ 1,200

Invoices will be provided based on these amounts.

We will need a cancelled check to get your account set up.

We bill 1 month in advance, so all invoices will be marked "Due."

As discussed earlier today, we are willing to take installments on the previous months owed if necessary, however, we are also under the assumption that South Park budgeted for their parking expense, in which we are hoping to collect the full amount as soon as possible.

Lito Dimazana is our CFO whom I've copied in this email and our corporate office contact information is:

Classic Parking, Inc.

3208 Royal Street

L.A., CA 90007

(213) 742-1238

Best regards,

Tiffany Collins

1111 S. Hope Street

L.A., CA 90015

(213) 748-1459

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